



The City of West University Place

A Neighborhood City

Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

via teleconference due to the Coronavirus (COVID-19) health threat and in the Municipal Building

January 14, 2021

MEMBERS PRESENT: Richard Wilson, John Cutrer, Winfield Campbell, Sylvette Bobb, David Kuykendall, Bob Powell and Brian Brantley

STAFF PRESENT: Legal Counsel Alan Petrov, Chief Building Official Clay Chew, and Administrative Coordinator, Josie M. Hayes

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:15 p.m. and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Pervious coverage/materials and open area.** Evan Duval with BBG summarized the additional information that was requested by the ZPC. A larger sampling of pervious and open area on existing West University Place homes with detached garages was provided to the ZPC. After deliberation, Richard Wilson made a motion to increase the minimum pervious area to 35% and open area to 45%. Second by Winfield Campbell. **AYES:** Richard Wilson, John Cutrer, Winfield Campbell, Sylvette Bobb, David Kuykendall, Bob Powell and Brian Brantley. **NOES:** None. **ABSTAIN:** None. **Motion carried.** Richard Wilson made a motion to authorize himself to execute the preliminary report provided that in his judgement the report is consistent with what ZPC has previously approved. Second by John Cutrer. **NOES:** None. **ABSTAIN:** None. **Motion carried.**
3. **Public Facilities (PF) Overlay District.** Evan Duvall with BBG summarized the changes that were made from the last meeting. The ZPC discussed the municipal overlay district for City owned properties. After general discussion, the general consensus was that the present system of acquiring variances for projects should be kept in place. The ZPC did request some additional information to be brought back to the next meeting.
4. **Minutes.** The commission reviewed the minutes of the meeting held on December 10, 2020. John Cutrer made a motion to approve the meeting minutes as amended. Second by Brian Brantley. **AYES:** Richard Wilson, John Cutrer, Winfield Campbell, Sylvette Bobb, David Kuykendall, Bob Powell and Brian Brantley. **NOES:** None. **ABSTAIN:** None. **Motion Carried.**





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[Adjournment]

Richard Wilson made a motion to adjourn. Second by Brian Brantley. **AYES:** Richard Wilson, John Cutrer, Winfield Campbell, Sylvette Bobb, David Kuykendall, Bob Powell and Brian Brantley. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 7:00 p.m.

PASSED THIS 11th DAY OF February, 2021.

Richard Wilson, Chairman
Richard Wilson, Chairman

ATTEST: Josie M. Hayes

Ms. Josie M. Hayes, Administrative Coordinator

